

TO: Planning and Zoning Board  
City of Bay St. Louis

RE: Parcel 149L-0-29-144.000  
299 S SECOND WARD BAY ST. LOUIS

HEARING DATE: June 11, 2025

I have reviewed the application for a Special Exception to the Zoning Ordinance submitted by 299 Second Street LLC. The property is located at 299 South Second Street, Bay St. Louis, MS. The property is zoned R-3, Multi-Family District.

The applicant is requesting a Special Exception to allow the use of the property as a **studio for the professional work or teaching of fine arts**, which is a permitted use by Special Exception in the R-3 zoning district.

The administration recommends **denial** of the Special Exception.

-There are 11 studios, plus a gallery, shown in the plans, and the parking area indicates 12 parking spots. I have concerns that the artists working in their studios may not have enough parking available. For working artists and guests.

- The previous owners used the property as an art studio before it was sold to the current owner

- On the other side of the CSX railroad is C-1, which allows this to be used 'by right'

- An upgrade would be required to the parking area if this use is allowed by the BSL City Council

If I can be of any further assistance in this matter, please feel free to call my office at 228-466-5516.

Sincerely,  
Jeremy L. Burke  
Zoning Administrator